



City of Albuquerque

Legislative File Number R-06-96 (version 2)

CITY of ALBUQUERQUE SEVENTEENTH COUNCIL

F/S Requesting The Administration To Explore Options To Acquire Part Or All Of The Del Rey Mobile Home Park To Provide Low Income Housing, Which Action Shall Be Consistent With The “Stand Still” Agreement Approved By Property Owners And The City Of Albuquerque.

CITY of ALBUQUERQUE SEVENTEENTH COUNCIL

WHEREAS, the City Council finds that mobile home parks are increasingly disappearing as owners change such parks from occupancy by mobile homes to permanent residential housing; and

WHEREAS, this change results in fewer locations for mobile homes which adversely impacts the availability of affordable housing; and

WHEREAS, the owners of the 409-lot Del Rey Mobile Home Park have demonstrated their intent to end the use of that property as a mobile home park and have embarked on a concerted effort to remove the tenants, who reside in mobile homes, from the park; and

WHEREAS, the City has made effort to work with the owners of the Del Rey Mobile Home Park to minimize the adverse impact on the availability of affordable housing while trying to meet the needs of the existing property owners; and

WHEREAS, in furtherance of the goal of working with the owners of the Del Rey Mobile Home Park the City Council designated the “Del Rey Metropolitan Redevelopment Area” as the area from the intersection of Louisiana Boulevard and Santa Monica Avenue north on Louisiana Boulevard to Derickson Avenue, west on Derickson Avenue to San Pedro Drive, south on San Pedro Drive to Santa Monica

Avenue, and east on Santa Monica Avenue to Louisiana Boulevard; and

WHEREAS, the City believes that one option for the development of this property is for the City to assume ownership of part or all of the property in order to provide affordable housing; and

WHEREAS, the City of Albuquerque, Equity Life Styles, and the Del Rey Neighborhood Association entered into a “stand still” agreement on or about August 3, 2006 that would allow current residents to occupy their home sites at their current rent levels until November 30, 2006; and

WHEREAS, a term of the stand still agreement is that any action addressing the issue of condemnation adopted by the City would constitute a breach of the agreement; and

WHEREAS, Equity Life Styles did welcome an initiative by the City to purchase part or all of the Del Rey Park without condemnation; and

WHEREAS, the residents of the Del Rey Park would have the security of knowing that the City was interested as a fall-back purchaser of the property in the event that other solutions cannot be found.

BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE

Section 1. The Administration is directed to attempt to negotiate with the owners of the Del Rey Mobile Home Park for the voluntary sale of all or a portion of that property for the creation of affordable housing while minimizing public subsidy of the effort. The City Council Services Department shall work with the Administration in this effort.

Section 2. The Administration and the City Council Services Department are directed to report back to the City Council on options for the acquisition of all or a portion of the property constituting the Del Rey Mobile Home Park as well as an estimate of the cost. Due to the critical need to maintain the domiciles of those currently living in the Del Rey Mobile Home Park, time is of the essence in this effort and the report shall be made within 30 calendar days of the adoption date of this legislation.

Section 3. No action shall be taken with respect to the actual acquisition of the property prior to reporting to the Council regarding alternatives. Acquisition by the City

of part or all of the Del Rey Mobile Home Park is considered to be an option if no viable private sector initiative can reasonably result in the preservation of affordable housing for the residents there. All City actions shall be consistent with the approved “stand still” agreement.

Section 4. The City Council Services is authorized, if needed, to secure an appraisal of the Del Rey Mobile Home Park by an MAI certified appraiser. This action shall be approved by the President of the City Council.

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